



DNRC Timber Appraiser



Appraisal Name	Meadow Ridge
Appraisal Type	Sale
Area Office	NWLO
Date	7/27/2017

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$17.48	\$115.04	Harvest Unit	429 Acres
FI Fee	\$3.65	\$24.00	Net Conversion	6.58 Tons/Mbf
			NWLO	\$24.00 /Mbf
			SWLO	\$20.60 /Mbf
			CLO	\$7.15 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$280,327			
Estimated Sale Volume	16,037	Tons		
Total FI Payment	\$58,535			
5% Down Payment	\$14,016			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2017 - 2nd Qtr	Minimum Value
Ponderosa pine	192	17	\$537.37	\$22,087.35
Douglas-fir	1,228	11	\$454.97	\$141,266.99
Western larch	853	12	\$454.97	\$98,127.64
Lodgepole pine	84	9	\$418.26	\$9,663.21
White fir	45	12	\$418.26	\$5,176.72
White pine			\$649.58	\$0.00
White wood/other	12	14	\$418.26	\$1,380.46
Red cedar			\$1,359.06	\$0.00
Blue stained			\$359.11	\$0.00
Dead/dry	25	13	\$294.42	\$2,875.96
Total	2,439	12	\$458	\$280,578.34

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$55,080 Total	Tractor Yarding	650 Feet	81
Maintenance Costs	\$4,625 Total	Jammer (ground lead) Yarding	250 Feet	4
Slash Costs	\$0 Total	Skyline Yarding	600 Feet	15
		Unpaved Haul	14.0 Miles	
		Paved Haul	55.0 Miles	